

**38 Sanguine Way, Atwell, WA 6164**



**Sold House**

Wednesday, 25 October 2023

38 Sanguine Way, Atwell, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**

**\$675,000**

All offers presented 7th November 2023, unless sold prior. \*\* The Sellers reserve the right to accept an offer prior to 7th November 2023 \*\*Welcome to this charming 3 bedroom, 2 bathroom home that also features a study. While it may require a few minor adjustments, rest assured, there's nothing too dramatic to contend with. As you step through the inviting double front doors, you'll be greeted by a spacious home office, which could easily serve as a fourth bedroom, a sewing room, or even your personal gym. Just adjacent is the theatre room, perfect for your entertainment needs. Across the hallway, you'll discover the luxurious master suite, complete with a walk-in robe and a convenient ensuite. The heart of the home unfolds with a main living area that boasts an exceptionally functional kitchen featuring stainless steel appliances, a double-door pantry, overhead cupboards, a strategically placed island bench, all elegantly finished with a stylish bulkhead. The kitchen overlooks the air-conditioned family room and meals area, with the added benefit of 31-course ceilings, creating a spacious and open ambiance. Offset from the living area is an activity games room, offering versatility for all your needs – whether it's a space for kids' toys, a piano, or a cosy library for those who love to read. The children's wing features two generously sized bedrooms, each equipped with double-door robes. The second bathroom, a separate toilet, and a well-appointed laundry with a large linen cupboard and in-bench trough are also conveniently located in this section of the house. Step into the backyard, and you'll find an outdoor alfresco area with the same 31-course ceiling, providing the perfect setting for outdoor relaxation. There's also a grassed area for your furry friends to enjoy. Conveniently situated just 216 meters from Harmony Primary School and a mere 425 meters from Atwell College, getting the kids to school couldn't be easier. And if you need public transportation, the bus stop is even closer at 180 meters, ready to whisk you to Cockburn Train Station or Aubin Grove Train Station in no time. Don't miss this opportunity to make this versatile and well-located home your own! If you would like more information on this home, talk to me. I'm Nicola Stacey from The Agency\*\* Home open times are subject to change without notification. Please check the web for the inspection schedule on the day of the home open \*\*\*\*\*Measurements are taken from Google maps and are approximate only. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.